

**WILLMAR PLANNING COMMISSION
CITY OF WILLMAR, MN
WEDNESDAY, APRIL 13, 2016**

MINUTES

1. The Willmar Planning Commission met on Wednesday, April 13, 2016, at 7:00 p.m. at the Willmar City Offices Conference Room #2.

**** Members Present:** Gary Geiger, Aaron Larson, Rolf Standfuss, Margaret Fleck, Bob Poe, Rebecca Trongaard, and Steve Gardner.

**** Members Absent:** Randy Czarnetzki.

**** Others Present:** Beverly Dougherty, Shelby Lindrud, Warren Erickson, Bev Werder, Ron Werder, Nancy Patock, and Megan DeSchepper- Planner.

2. MINUTES: The March 23, 2016 minutes were approved as submitted.

3. WELCOME: The Planning Commission welcomed Rebecca Trongaard a newly appointed member of the Commission and thanked her for donating her time to her community.

4. CENTRAL BUSINESS DISTRICT DESIGN STANDARDS ORDINANCE- FILE NO. 16-01: The public hearing opened at 7:01 p.m. Staff presented the Central Business District Design Standards Ordinance. A subcommittee of the Planning Commission started working on the Ordinance in June of 2015. Design standards are goals in the Comprehensive Plan and the Downtown Plan of the City of Willmar. The Planning Commission tweaked the documents during the last few meetings in regards to building height limits and windows.

There were no comments from the audience and the public hearing closed at 7:03 p.m.

The Planning Commission talked about all the projects that would be in the Central Business District would require Plan Review so the Commission would be seeing the projects. An applicant could try to vary from the code with a variance, which would go before the Board of Zoning Appeals.

Mr. Standfuss made a motion, seconded by Ms. Fleck, to approve the Ordinance and forward it onto the City Council for a public hearing and adoption.

The motion carried.

5. TRENTWOOD ESTATES THIRD ADDITION PRELIMINARY PLAT- FILE NO. 16-01: 7:07 p.m. Warren Erickson, of Erickson Land Co., presented a preliminary plat of a two lot replat combining 24' of adjacent land that he owns to two existing lots in

Trentwood Estates on property legally described as follows: Lot 1 & 2, Block One, Trentwood Estates AND also part of the NW ¼ Section 12, Township 119, Range 35 (Upper Trentwood Circle). Erickson Land Co. has a proposed use of an assisted living facility on proposed Lot 2 that requires the additional land to meet setbacks.

With no comments from the public the hearing was closed at 7:11 p.m.

Staff comments were reviewed and discussed (see Attachment A).

Mr. Poe made a motion, seconded by Mr. Geiger, to approve the preliminary plat with the following conditions:

- A. 6' utility easement shall be added to all property lines of each lot.
- B. If pending assessments are added to the parcels prior to final plat recording, reapportionment or full payment of assessments will be required.
- C. Declarations shall be updated to include new legal descriptions. And homeowner's association bylaws shall be updated if these parcels are going to part of the association and recorded with the final plat.
- D. Tapping fees apply for the sanitary sewer connection.

The motion carried.

6. ERICKSON LAND CO. REZONE AG TO R-2 AND GB- FILE NO. 16-02: The public hearing opened at 7:15 p.m. Warren Erickson, Erickson Land Co., presented the rezoning request of the land he proposes subdividing (see above) which is currently zoned AG (Agricultural) to GB (General Business) and R-2 (One and Two Family Residential) on property legally described as follows: Lot 1 & 2, Block One, Trentwood Estates AND also part of the NW ¼ Section 12, Township 119, Range 35 (Upper Trentwood Circle).

The Commission talked about the existing lots are zoned GB and R-2 and that this is just zoning the additional 24' that is being added to the north property line to correlate with what exists. Staff noted that this is in keeping with the Comprehensive Plan that depicts Lakeland Dr. NE as a major road with commercial development along it and then the dense residential to act a buffer to the single and two family homes further east.

The Commission reviewed and discussed staff comments (See Attachment A).

With no comments from the public the hearing was closed at 7:20 p.m.

Mr. Geiger made a motion, seconded by Ms. Trongaard, to approve the rezone request and forward it onto the City Council for a public hearing and ordinance adoption.

The motion carried.

7. ERICKSON LAND CO. TWO 10-UNIT ASSISTED LIVING FACILITIES
CONDITIONAL USE PERMIT-FILE NO. 16-01: The public hearing opened at 7:21

p.m. Warren Erickson, Erickson Land Co., presented plans on behalf of Passion Properties Two, Willmar, MN, for two 10-unit assisted living facilities on property legally described as follows: Lot 1 & 2, Block One, Trentwood Estates AND also part of the NW ¼ Section 12, Township 119, Range 35 (Upper Trentwood Circle). Assisted living facilities are permitted in the R-2 district with a conditional use permit. The façade of the building will be similar to other homes in the vicinity and will fit in well with the residential properties. The applicant proposes building one 10-unit facility in 2016 and the second facility will be some at some future date unknown.

With no comments from the public the hearing was closed at 7:25 p.m.

Staff comments were reviewed and discussed. (see Attachment A).

The Commission talked about the facility being a good neighbor and fitting in well with the neighborhood. The property is part of the homeowners association so will be maintained in the same manner as adjacent properties. Parking exceeds Ordinance minimums.

Mr. Standfuss made a motion, seconded by Ms. Fleck, to approve the conditional use permit with the following conditions:

- A. If the parcel is going to be part of the homeowners association; the declarations and bylaws shall be updated and recorded with the final plat.
- B. The use shall meet all applicable local, state, and federal rules and regulations at all times.

The Planning Commission reviewed and made affirmative findings of fact as per Zoning Ordinance Section 9.E.3.a.1-7.

The motion carried, with Mr. Gardner abstaining.

8. With no further business to come before the Commission the meeting adjourned at 7:28 p.m.

Respectfully submitted,



Megan M. DeSchepper, AICP
Planner/Airport Manager

Attachment A

PLANNING COMMISSION-APRIL 13, 2016

STAFF COMMENTS

1. TRENTWOOD ESTATES THIRD ADDITION PRELIMINARY PLAT FILE NO. 16-01:

- The applicant is Erickson Land Co. (Warren Erickson), Willmar, MN.
- The two lot replat is to enlarge both lots with some adjacent land also owned by the applicant to allow for future assisted living development on property legally described as follows: Lot 1 & 2, Block One Trentwood Estates AND also part of the NW ¼ Section 12, Township 119, Range 35 (Upper Trentwood Circle NE).
- The properties are accessed via Upper Trentwood Circle NE and the proposed Lot 1 also has access via Lakeland Dr. NE.
- The existing Lot One and proposed Lot One are zoned GB (General Business), and the existing Lot Two and proposed Lot Two are zoned R-2 (One and Two Family Residential) (rezone of AG land required and conditional use permit required for assisted living facility).
- The applicant proposes adding 24' onto the existing lots from AG land he owns to allow for development of assisted living facilities on Lot 2 and meet required setbacks.
- Both lots exceed minimum lot sq. ft. and lot width requirements.

Department Comments:

MUC Comments: Electrical service is available. 6' utility easements shall be added to all property lines of each lot. Water service is available off of Upper Trentwood Circle NE.

Assessor's Comments: Replat of 95-828-0010, 95-828-0020 and plat part of 95-912-0950. Rezoning and conditional use permit are being addressed. Will there be adequate off street parking? Will declarations be updated? Will these parcels be part of the owner's association for Trentwood Estates? There are pending assessments for the lots that are not available at this time, but reapportionment may be necessary depending on the timing of the final plat and whether the applicant pays them in full or not etc.

Engineering/Public Works Comments: This is a 24' addition to two existing lots that were improved in City projects in 2004. Street layout and design are ok as exist. Sanitary sewer is available in Upper Trentwood Circle NE tapping fees apply. Storm sewer site drainage is adequate.

Fire Chief/Marshall Comments: All hydrants already in place and adequately located.

RECOMMENDATION: Approve the preliminary plat with the following conditions:

- A. 6' utility easement shall be added to all property lines of each lot.
- B. If pending assessments are added to the parcels prior to final plat recording, reapportionment or full payment of assessments will be required.
- C. Declarations shall be updated to include new legal descriptions. And homeowners

association bylaws shall be updated if these parcels are going to part of the association and recorded with the final plat.

D. Tapping fees apply for the sanitary sewer connection.

2. ERICKSON LAND CO. REZONE AG TO R-2 AND GB- FILE NO. 16-02:

- The applicant is Erickson Land. Co. (Warren Erickson) Willmar, MN.
- The applicant is subdividing some land and wishes to add currently zoned AG (Agricultural) to two existing parcels one that is zoned GB (General Business) and the other is zoned R-2 (One and Two Family Residential) on property legally described as follows: Lot 1 & 2, Block One Trentwood Estates AND also part of the NW ¼ Section 12, Township 119, Range 35 (Upper Trentwood Circle NE).
- The property to the north is zoned AG, east is R-2, South is R-2/GB, west R-2.
- The current zoning and proposed zoning are in keeping with the comprehensive plan that lots along Lakeland Drive are commercial and lots further away are residential.
- The applicant wishes to develop assisted living facilities on the proposed second lot which is zoned R-2. A conditional use permit will be required as the proposed facilities are each 10 unit buildings.

RECOMMENDATION: Approve the rezone request and forward the Ordinance onto the City Council for a public hearing and adoption.

3. ERICKSON LAND CO. TWO 10-UNIT ASSISTED LIVING FACILITIES CONDITIONAL USE PERMIT- FILE NO. 16-01:

- The applicant is Energy Concepts (Warren Erickson), on behalf of Passion Properties Two, Willmar, MN.
- The applicant wishes to build two 10-unit assisted living senior facilities on property legally described as follows: Lot 2, Block One, Trentwood Estates AND also part of the NW ¼ Section 12, Township 119, Range 35 (Upper Trentwood Circle NE).
- The property is zoned R-2 and assisted living senior housing facilities are permitted with a conditional use permit.
- There are six off street parking spaces provided as well as two garage stalls and two spaces outside the garage totaling 10 spaces which exceeds the Ordinance requirements.
- As there is no property line between the two proposed facilities they will always be owned by the same entity and will not be subdivided.
- The applicant proposes building one unit in 2016 and the other at an unknown future date.
- The architectural style is similar to adjacent residential properties in the area.
- The landscape plan is varied and involves a variety of shrubs and trees.
- Is this property going to part of the Trentwood Estates homeowners association? If so declarations etc. need to amended for the new plat legal description etc.
- This property will act as a buffer between the commercial properties to the west and the two family and single family homes to the east.
- Setbacks for the proposed buildings are met.

- What type of care facility is this? 55 Plus? Number of in home care nurses?

RECOMMENDATION: Approve the conditional use permit with the following conditions:

- A. If the parcel is going to be part of the homeowners association; the declarations and bylaws shall be updated and recorded with the final plat.
- B. The use shall meet all applicable local, state, and federal rules and regulations at all times.

NOTICE OF HEARING ON A REQUEST FOR

A CONDITIONAL USE PERMIT

Notice is hereby given that the City of Willmar Planning Commission will meet on Wednesday, May 11, 2016, at 7:01 p.m. at the City Office Building (Conference Room # 2 upstairs), 333 6th St. SW, Willmar, Minnesota, to conduct a public hearing to hear reasons for and against a conditional use permit requested by Martin DeZeeuw, Willmar, MN, to allow a home occupation graphic design and sign business on property legally described as follows: Lot 3, Block 4, Original Town of Willmar (315 10th St. NW).

All property owners or residents living in the vicinity of the above-described property are hereby notified of the public hearing and that they may appear in person or be represented by counsel to be heard on this matter.

April 29, 2016
Date

Megan M. DeSchepper
Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Maria al 235-0850 ext. 1100, de Heartland Community Action Agency.

Haddii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo Wac: Sahra Gure, West Central Interpreting Services, LLC (320)235-0165 ama (320)441-8555.

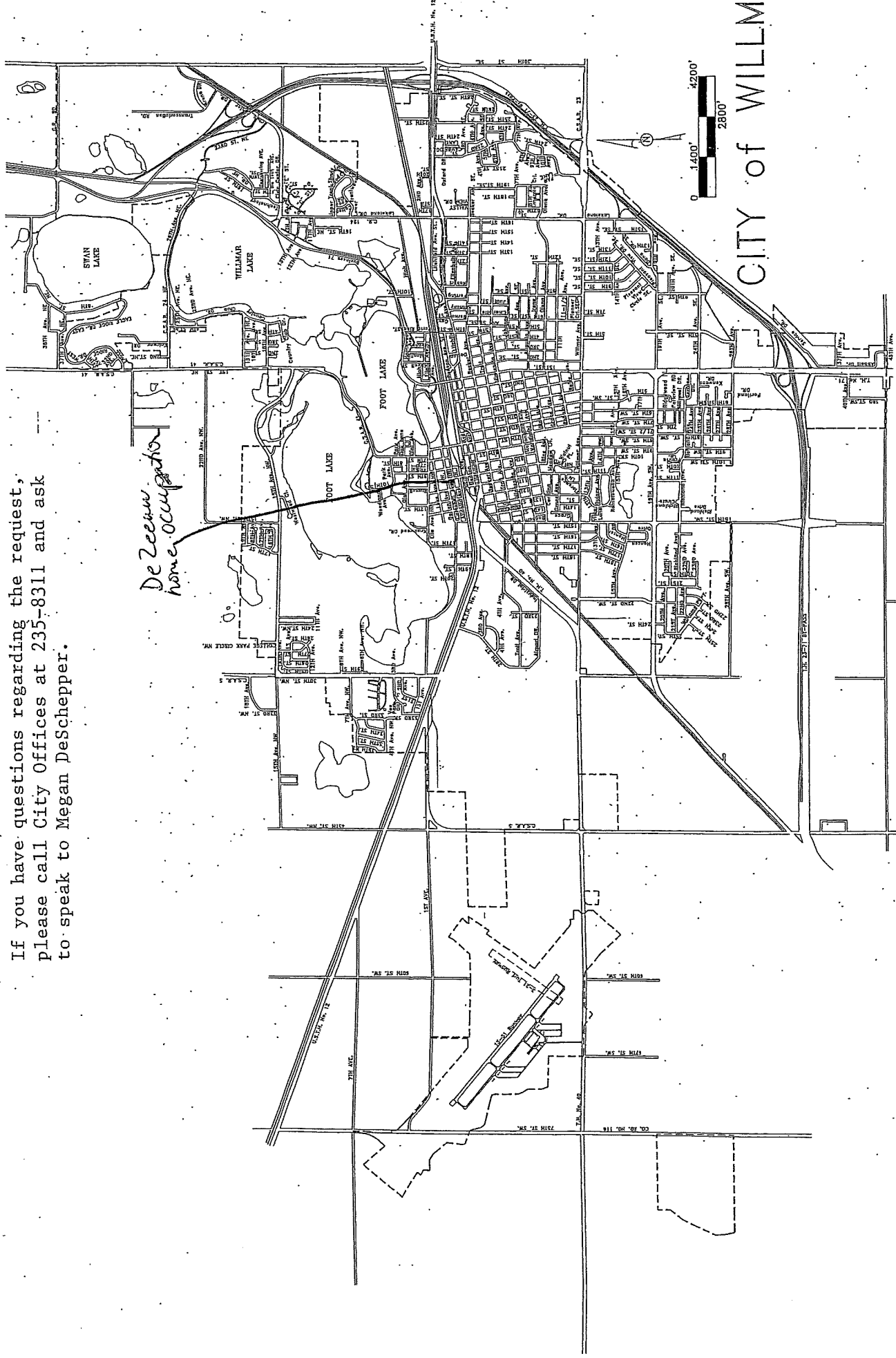
To approve a conditional use permit, the Planning Commission must make, where applicable, the following affirmative findings:

1. That the conditional use, with such conditions as the Commission shall determine and attach, conforms to the purpose and intent of this Ordinance, and is in conformity with the Comprehensive Land Use Plan of the City.
2. That there was no factual demonstration of a substantial/appreciable negative impact on values to properties in the neighborhood from the proposed conditional use.
3. The conditional use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance to the community.
4. That the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district as zoned.
5. That adequate utilities, access roads, stormwater management, and other necessary facilities have been, or are being, provided.
6. That adequate measures have been, or will be, taken to provide ingress and egress in such a manner as to minimize traffic congestion and maximize public safety in the public streets.
7. The conditional use will be designed, constructed, operated, and maintained in a manner that is compatible in appearance with the existing or intended character of the surrounding area/neighborhood.

If you have any specific questions regarding the request, call City Offices at (320)235-8311 and ask to speak to Megan DeSchepper, City Planner.

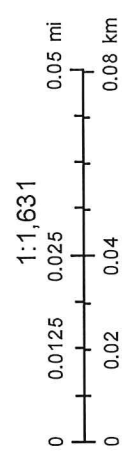
If you have questions regarding the request,
please call City Offices at 235-8311 and ask
to speak to Megan DeSchepper.

*De Zeenw
home occupation*





May 4, 2016



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

City of Wilmar
This is NOT an Official City Map or Survey

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental



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County Rd 6W

PROJECT LOCATION

30th St NW

30th St SW

new Rd

Swansson Field Recreational Complex

Willmar Ave SW

Baker Diamond

VICINITY MAP

ARCHITECTURAL: Widseth Smith Nolting & Associates, Inc.
610 Fillmore Street
Alexandria, MN 56308
Phone: (320) 762-8149

CIVIL: Design Tree
3339 W. St. Germain Street
Suite 250
St. Cloud, MN 56301
Phone: (320) 217-5557

STRUCTURAL: Widseth Smith Nolting & Associates, Inc.
610 Fillmore Street
Alexandria, MN 56308
Phone: (320) 762-8149

MECHANICAL: Obermiller Nelson Engineering
503 Hawthorne Street
Suite 141
Alexandria, MN 56308
Phone: (320) 846-0300

ELECTRICAL: Obermiller Nelson Engineering
2201 12th Street North
Suite E
Fargo, ND 58102
Phone: (701) 280-0500

| SHEET # | SHEET NAME |
|---------|---------------------------|
| G1.1 | TITLE SHEET |
| G1.2 | ABBREVIATIONS AND SYMBOLS |
| G1.3 | CODE REVIEW |
| G1.4 | CODE INFORMATION |

| SHEET # | SHEET NAME |
|---------|--|
| C0.0 | COVER SHEET |
| C1.0 | CONSTRUCTION DETAILS |
| C1.1 | SANITARY SEWER DETAILS & SPECIFICATIONS |
| C1.2 | WATER MAIN DETAILS & SPECIFICATIONS |
| C1.3 | STORM SEWER DETAILS & SPECIFICATIONS |
| C1.4 | EROSION CONTROL DETAILS & SPECIFICATIONS |
| C1.5 | SWPPP NARRATIVE |
| | TOPOGRAPHIC SURVEY |

| SHEET # | SHEET NAME |
|---------|-----------------------------------|
| A1.1 | BASEMENT FLOOR PLAN |
| A1.2 | FIRST FLOOR PLAN |
| A2.1 | REFLECTED CEILING PLANS |
| A3.1 | ROOF PLAN |
| A4.1 | BUILDING ELEVATIONS |
| A5.1 | BUILDING SECTIONS |
| A5.2 | WALL SECTIONS |
| A6.1 | ENLARGED FLOOR PLANS |
| A7.1 | INTERIOR ELEVATIONS |
| A8.1 | ARCHITECTURAL DETAILS |
| A8.2 | DOOR DETAILS |
| A8.3 | WINDOW DETAILS |
| A9.1 | SCHEDULES AND DOOR TYPES |
| A9.2 | WINDOW TYPES |
| A10.1 | FINISH PLANS |
| AS1.1 | SHOP - FIRST FLOOR PLAN |
| AS1.2 | SHOP - MEZZANINE FLOOR PLAN |
| AS3.1 | SHOP - SECTIONS |
| AS4.1 | SHOP - EXTERIOR ELEVATIONS |
| AS9.1 | SHOP - DOOR, FRAME & WINDOW TYPES |

| SHEET # | SHEET NAME |
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| S1.1 | FOOTING AND FOUNDATION PLAN |
| S2.1 | FRAMING PLAN |
| S3.1 | FOUNDATION DETAILS AND NOTES |
| S3.2 | FOUNDATION DETAILS |
| S4.1 | FRAMING DETAILS |
| S4.2 | FRAMING DETAILS |
| SS1.1 | FOUNDATION PLAN |
| SS3.1 | FOUNDATION DETAILS AND NOTES |

| SHEET # | SHEET NAME |
|---------|---|
| M0.1 | MECHANICAL TITLE SHEET |
| M1.0 | FOUNDATION PLAN - PLUMBING |
| M1.1 | BASEMENT FLOOR PLAN - PLUMBING |
| M1.2 | FIRST FLOOR PLAN - PLUMBING |
| M1.3 | PLUMBING RISER DIAGRAMS |
| M2.1 | BASEMENT FLOOR PLAN - FIRE PROTECTION |
| M2.2 | FIRST FLOOR PLAN - FIRE PROTECTION |
| M3.1 | BASEMENT FLOOR PLAN - HVAC PIPING |
| M3.2 | FIRST FLOOR PLAN - HVAC PIPING |
| M3.3 | HVAC PIPING SCHEMATICS |
| M4.1 | BASEMENT FLOOR PLAN - VENTILATION |
| M4.2 | FIRST FLOOR PLAN - VENTILATION |
| M5.1 | ROOF PLAN - MECHANICAL |
| M6.1 | LARGE SCALE MECHANICAL PLANS & SECTIONS |
| M7.1 | TEMPERATURE CONTROLS DIAGRAMS |
| M8.1 | MECHANICAL DETAILS |
| M9.1 | MECHANICAL SCHEDULES |

| SHEET # | SHEET NAME |
|---------|--------------------------------|
| E0.1 | ELECTRICAL TITLE SHEET |
| E0.2 | ELECTRICAL SITE PLAN |
| E1.1 | BASEMENT FLOOR PLAN - LIGHTING |
| E1.2 | FIRST FLOOR PLAN - LIGHTING |
| E2.1 | BASEMENT FLOOR PLAN - POWER |
| E2.2 | FIRST FLOOR PLAN - POWER |
| E3.1 | BASEMENT FLOOR PLAN - SYSTEMS |
| E3.2 | FIRST FLOOR PLAN - SYSTEMS |
| E4.1 | ELECTRICAL DETAILS |
| E4.2 | LIGHTING DETAILS |
| E4.3 | POWER DETAILS |
| E4.4 | SYSTEMS DETAILS |
| E5.1 | LIGHTING SCHEDULES |
| E5.2 | POWER SCHEDULES |

- ES1.1 FIRST FLOOR PLAN - LIGHTING
- ES1.2 MEZZANINE FLOOR PLAN - LIGHTING
- ES2.1 FIRST FLOOR PLAN - POWER
- ES2.2 MEZZANINE FLOOR PLAN - POWER
- ES3.1 FIRST FLOOR PLAN - SYSTEMS
- ES3.2 MEZZANINE FLOOR PLAN - SYSTEMS
- ES4.1 ELECTRICAL DETAILS
- ES5.1 LIGHTING SCHEDULES
- ES5.2 POWER SCHEDULES

4/29/2016 4:19:36 PM © 2015 WIDSETH SMITH NOLTING

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,
OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE
LAWS OF THE STATE OF MINNESOTA.

Jeremy E. Anderson

PRINTED NAME: JEREMY E. ANDERSON

DATE: 04/15/16

LICENSE #: 44223

**DOOLEY'S
PETROLEUM INC.**

2016

WILLMAR, MN

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DRAWN BY: RJK

CHECKED BY: JEA

PROJECT NO.:

| NO. | DATE | DESCRIPTION |
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SITE PLAN

DRAWING NO.

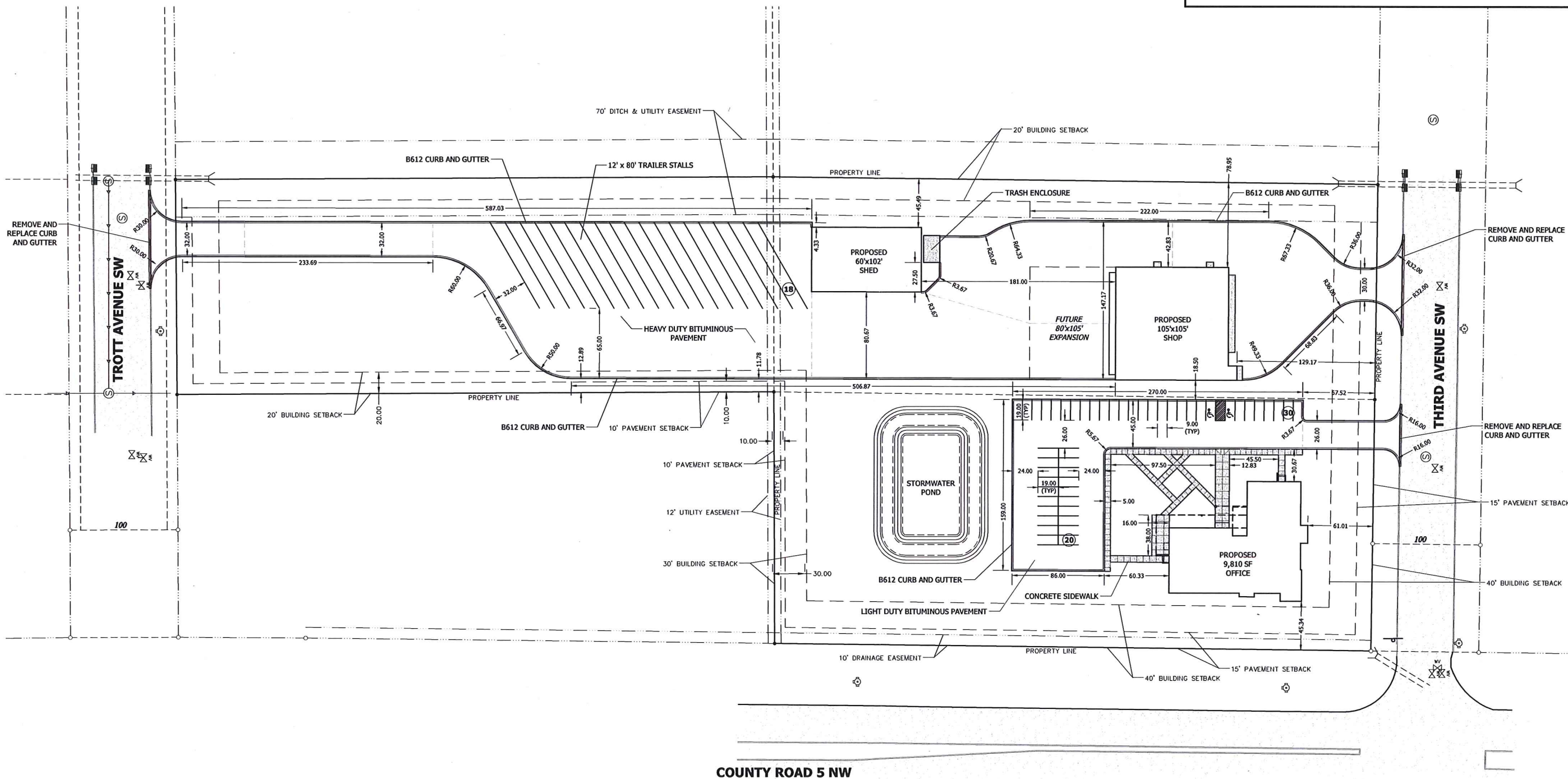
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SIGNAGE AND STRIPING NOTES:

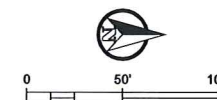
1. ALL TRAFFIC SIGNS, PAVEMENTS MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE STANDARDS OF THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT.
3. ACCESSIBLE PARKING PROVIDED PER ADA CODE. CONTRACTOR SHALL PAINT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN EACH DESIGNATED ACCESSIBLE STALL IN BLUE BACKGROUND WITH WHITE BORDER (TWO COATS OF PAINT). CONTRACTOR SHALL PAINT 4" DIAGONAL LINES IN EACH ACCESSIBLE ISLE ADJACENT TO AN ACCESSIBLE SPACE AS SHOWN.
4. ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB.

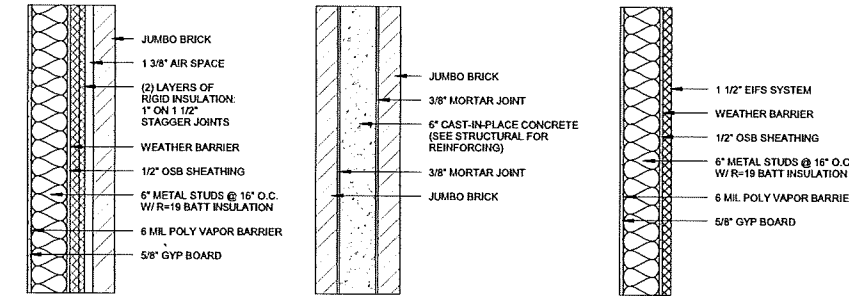
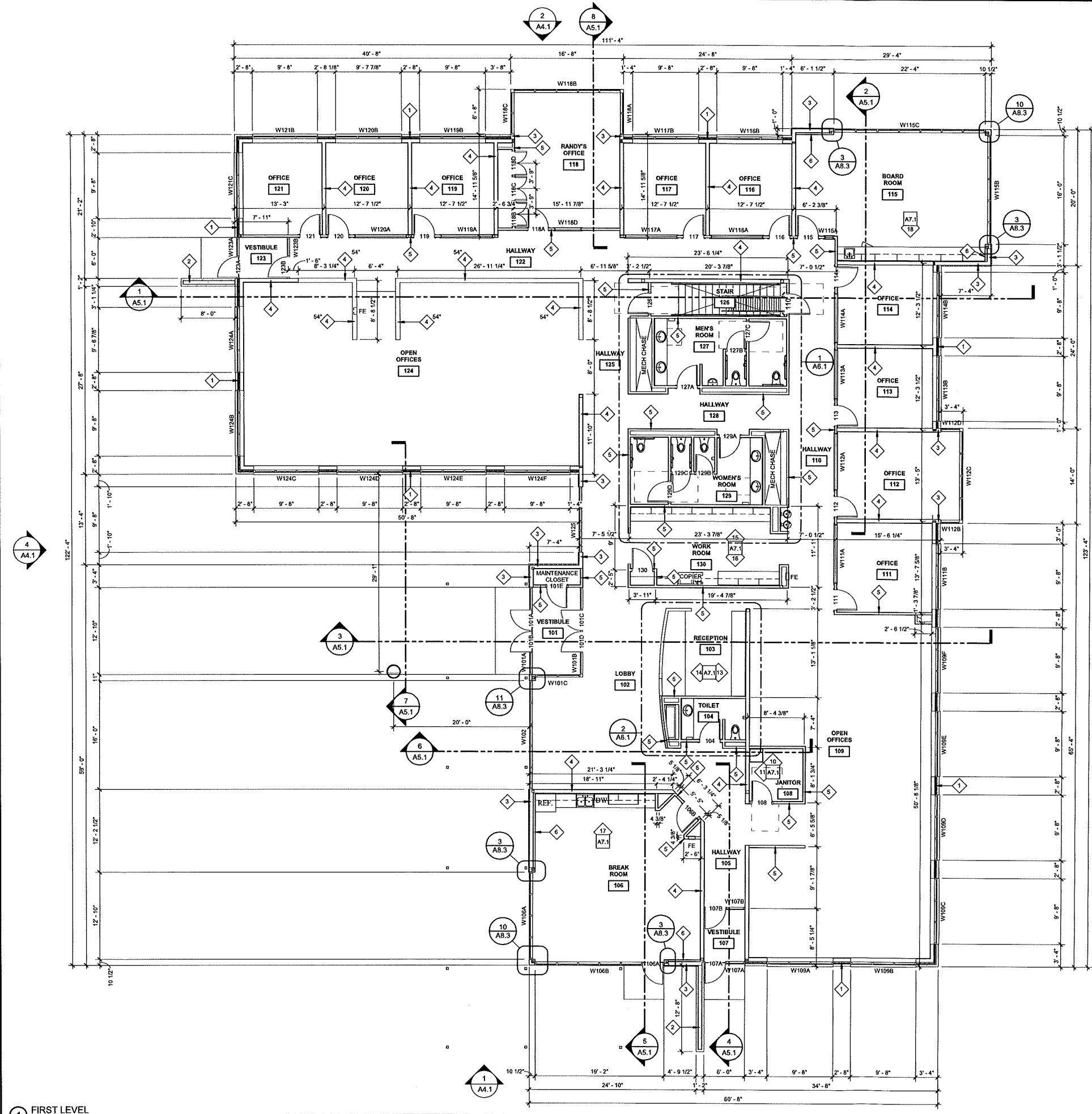
GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATIONS OF ALL EXISTING UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS PRIOR TO ANY CONSTRUCTION.
3. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166.
4. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.

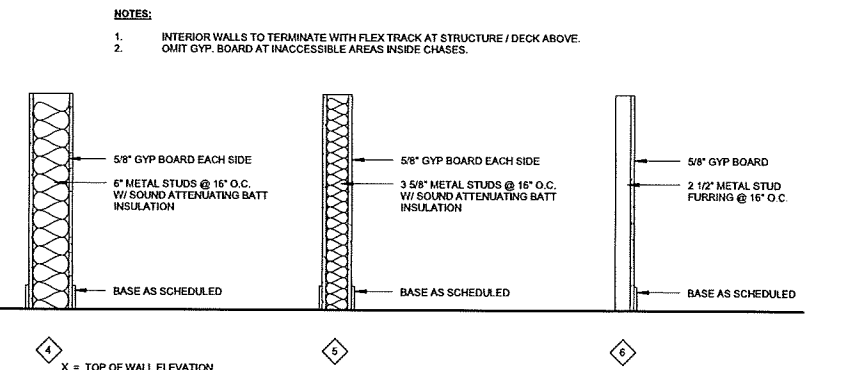


COUNTY ROAD 5 NW





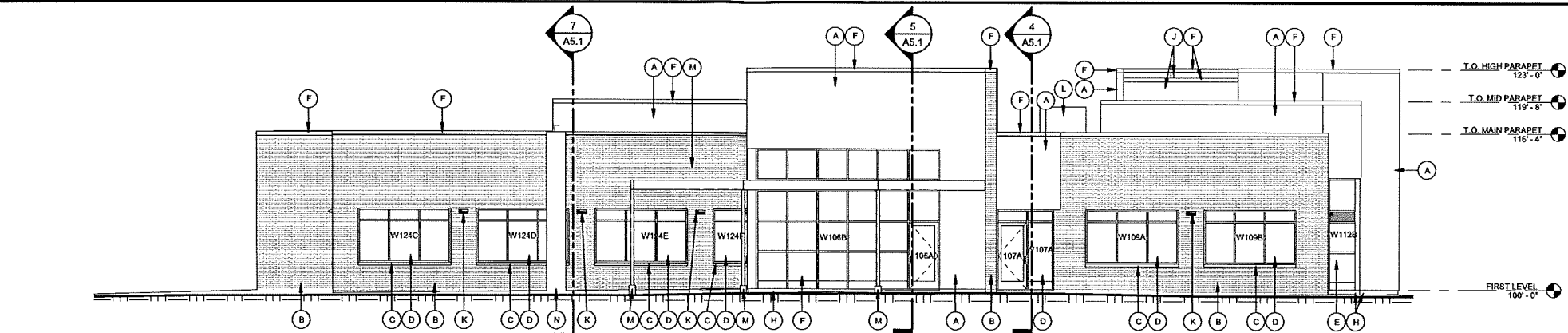
WALL TYPES - EXTERIOR WALLS



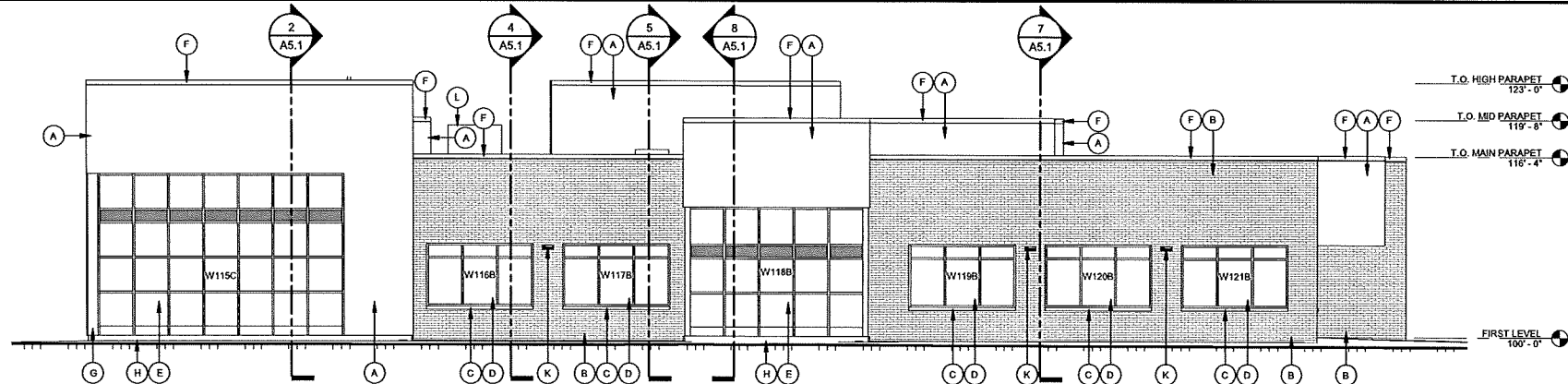
PARTITION TYPES - INTERIOR WALLS

GENERAL NOTES

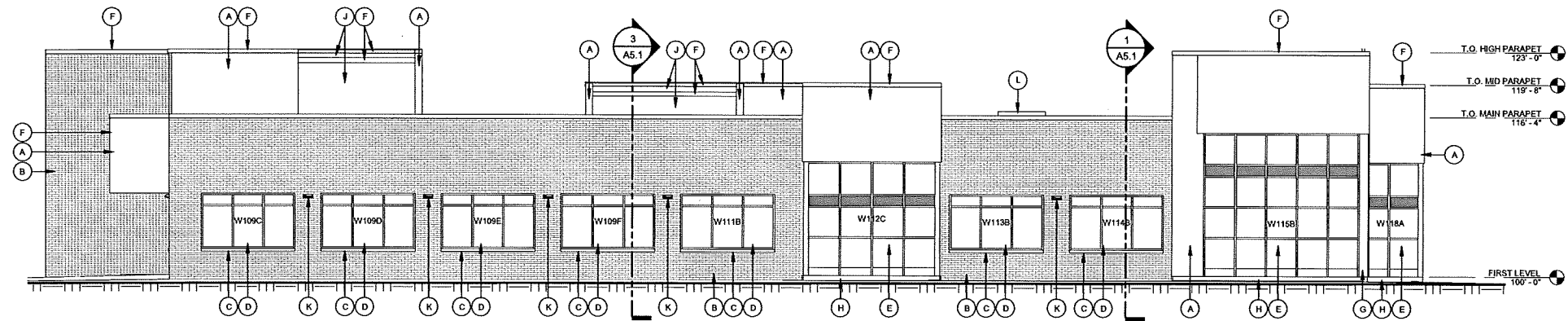
- ALL PHASES OF THIS WORK SHALL CONFORM TO THE MINIMUM STANDARD OF THE INTERNATIONAL BUILDING CODE AND ALL LOCAL ORDINANCES, HOWEVER, IF THE DRAWINGS AND/OR SPECIFICATIONS ARE MORE STRINGENT, THEY SHALL GOVERN.
- THE CONTRACTOR SHALL EXAMINE THE JOB SITE, CONFIRM ALL UTILITY LOCATIONS, SIZES, PRESSURES, ETC., AND PROTECT, RELOCATE, CONNECT OR REMOVE AS NECESSARY FOR TOTAL PROJECT COMPLETION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SATISFY THEMSELVES AS TO THE EXISTING CONDITIONS UNDER WHICH HE/SHE WILL BE OBLIGATED TO OPERATE.
- NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING WORK. NOTIFY THE ARCHITECT IF ANY CONDITIONS THAT EXIST WHICH WILL PREVENT THE COMPLETION OF WORK IN A PROFESSIONAL AND WORKMAN LIKE MANNER, ALL NOTIFICATIONS SHALL BE IN WRITING WITH COPY TO THE PROJECT OWNER AND ARCHITECT. SHOULD CONFLICT ARISE BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL REFER THE MATTER TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL COMPLY FULLY WITH THE LATEST EDITION OF THE LOCAL BUILDING CODE AND ALL LAWS AND ORDINANCES PERTINENT TO ALL WORK OF THIS PROJECT. IN CASE OF CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF EXCEED THE REQUIREMENTS OF THE CODES, LAWS, OR ORDINANCES, THE CONTRACTOR SHALL GOVERN. NOTIFY THE ARCHITECT OF ALL CONFLICTS.
- GENERAL CONTRACTOR SHALL APPLY FOR AND OBTAIN AT THE CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE BUILDING CODES AND REGULATORY CITY AND STATE AGENCIES.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING MORE THAN 50 PERSONS.
- PROVIDE PORTABLE FIRE EXTINGUISHERS AND CONFIRM CLASSIFICATIONS A, B, OR C; ALL WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING IN EACH FLOOR, ALSO DURING CONSTRUCTION.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY NOTED AND APPROVED BY THE ARCHITECT.
- INSTALLATION OF ALL SELECTED MATERIALS SHALL BE COMPLETE IN ALL RESPECTS PRIOR TO FINAL ACCEPTANCE. ANY MISCELLANEOUS ITEMS OR MATERIAL NOT SPECIFICALLY NOTED, BUT REQUIRED FOR THE PROPER INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTIES AND GUARANTEES REQUIRED AT THE CONCLUSION OF WORK.
- THE CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL FIXTURES, SHOP DRAWINGS AND SCHEDULES TO THE ARCHITECT FOR REVIEW BEFORE ANY FABRICATION IS BEGUN. WORK COMMENCED PRIOR TO THE PROCESSING OF SHOP DRAWINGS BY THE ARCHITECT SHALL BE AT THE CONTRACTOR'S RISK.
- ALL WORK WITHIN PUBLIC PROPERTY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- FOR CONDITIONED BUILDINGS, THE ENTIRE BUILDING SHALL BE EQUIPPED WITH A MECHANICAL SYSTEM OF VENTILATION PROVIDING AIR CHANGES AS REQUIRED BY THE BUILDING CODE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE WELFARE OF THE BUILDINGS ON THE ADJACENT PROPERTIES.
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT ALL DOORS.
- CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS DURING CONSTRUCTION AS REQUIRED BY FIRE DEPARTMENT INSPECTOR.
- PROVIDE 4'-0" HIGH MINIMUM IMPERVIOUS MATERIAL ON WALLS AT TOILET FIXTURES, ENTIRE, UNBROKEN LENGTH OF WALL BEHIND AND ALONG SIDE OF TOILETS AND URINALS.)
- DIMENSIONS ARE INDICATED FROM:
1) FACE OF MASONRY/CONCRETE FACE OF EXISTING CONSTRUCTION, FACE OF WALLS TO INDICATE CODE CLEARANCES
2) CENTERLINE OF:
WINDOWS/DOORS/OPENINGS, IN STUD WALLS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER THOSE THAT ARE SCALED. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT OF ANY DIMENSIONAL CONFLICTS.
- PROVIDE PREFINISHED HEAD DRIP FLASHING AT ALL EXTERIOR DOORS AND WINDOWS. MATCH FRAME COLOR FINISH.
- ALL DOOR HARDWARE SHALL BE LEVER-OPERATED UNLESS NOTED OTHERWISE.
- PROVIDE THRESHOLDS AT ALL EXTERIOR DOORS HEIGHT = 1/2" MAX.
- PROVIDE PREFINISHED METAL SLOPED SILL FLASHING AT ALL EXTERIOR WINDOWS NOT FLUSH WITH THE EXTERIOR WALL. MATCH FRAME COLOR/FINISH.
- ALL EXTERIOR STEEL FRAMING TO BE 20 GAUGE MINIMUM.
- PROVIDE WOOD BLOCKING AT ALL LOCATIONS TO INCLUDE, BUT NOT LIMITED TO, TOILET ACCESSORIES, CASEWORK, SHELVING, FIRE EXTINGUISHER CABINETS, ELECTRONIC EQUIPMENT, COAT HOOKS, AND ANY OTHER CEILING MOUNTED AND/OR WALL-MOUNTED ITEMS REQUIRING SECURE ATTACHMENT. BLOCKING MAY BE DIMENSION LUMBER OR PLYWOOD DEPENDING UPON THE ITEM LOCATION.



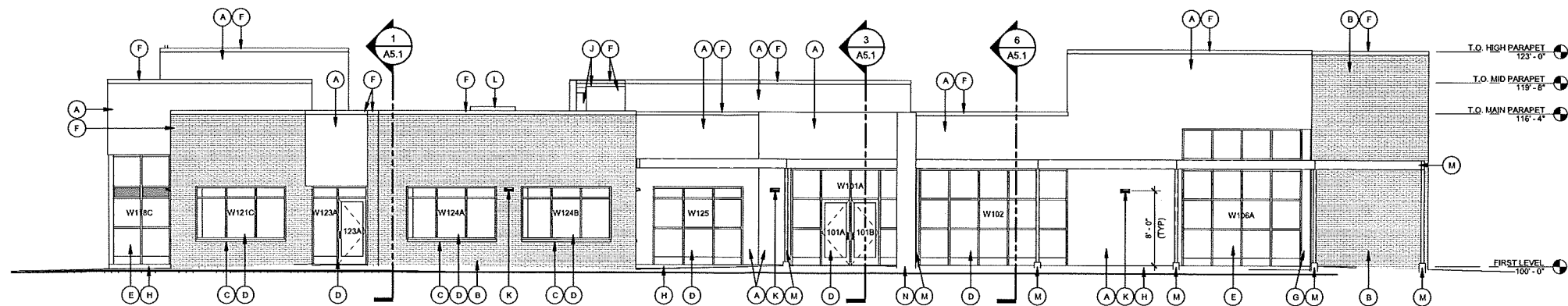
1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

| EXTERIOR FINISH SCHEDULE | | |
|--------------------------|------------------------------------|--------------------------|
| SYMBOL | BASE MATERIAL | FINISH |
| A | 1 1/2" EIFS SYSTEM | LYMESTONE |
| B | JUMBO FACE BRICK | |
| C | CAST CONCRETE SILL | |
| D | ALUMINUM STOREFRONT SYSTEM | CLEAR ANODIZED |
| E | ALUMINUM CURTAINWALL SYSTEM | CLEAR ANODIZED |
| F | PREFINISHED METAL FLASHING | |
| G | ALUMINUM COLUMN WRAP | MATCH CURTAINWALL SYSTEM |
| H | EXPOSED CONCRETE FOUNDATION WALL | PAINT TO MATCH EIFS |
| J | ADHERED EPDM | |
| K | EXTERIOR LIGHTING (SEE ELECTRICAL) | |
| L | ROOFTOP EQUIPMENT (SEE MECHANICAL) | |
| M | ALUMINUM TRELLIS STRUCTURE | LIGHT BRONZE ANODIZED |
| N | CONCRETE COLUMN | LYMESTONE EIFS |



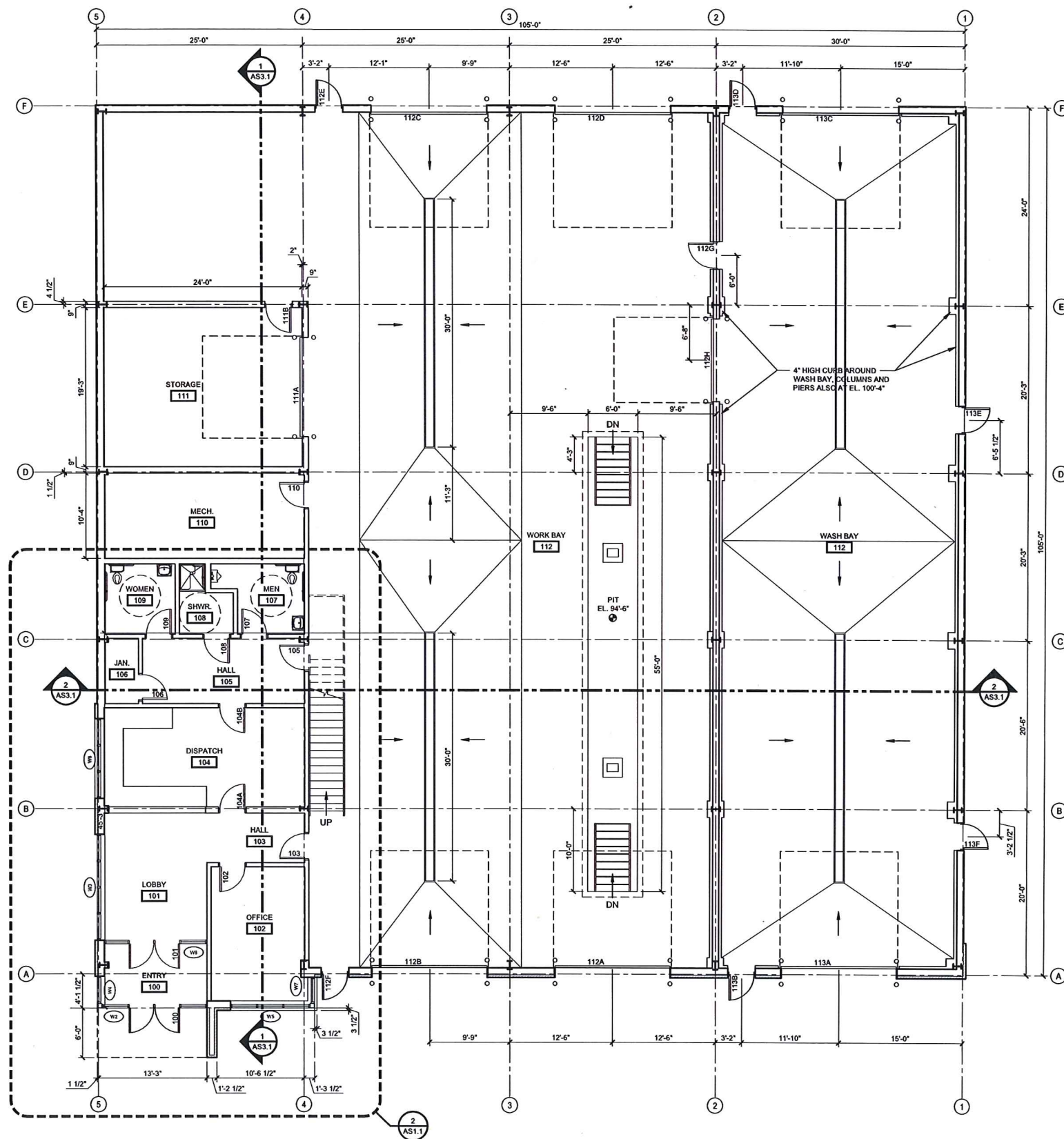
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B. Reed Becker
B. REED BECKER
DATE: 04/29/16 LIC # 11794

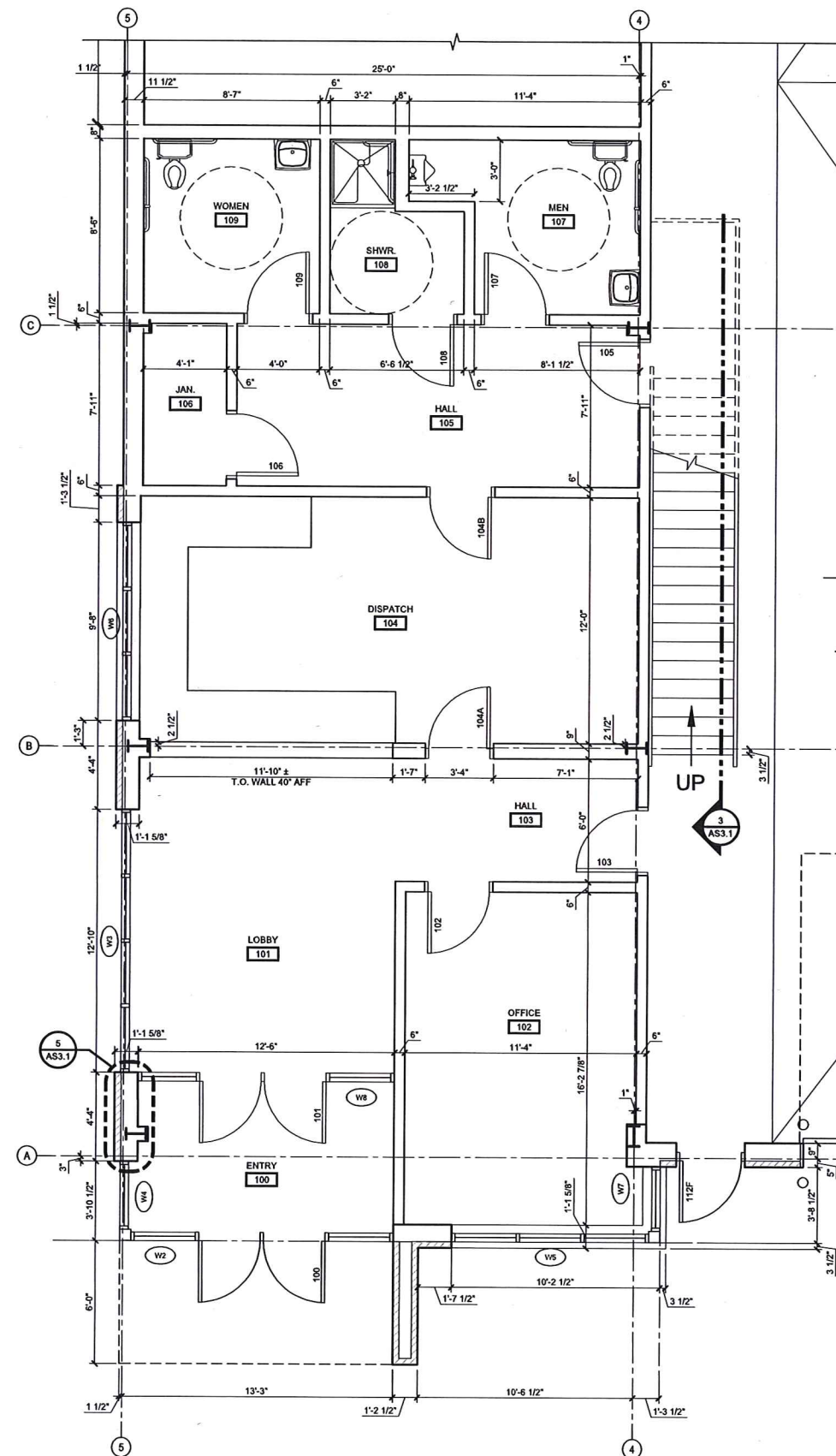
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DATE: APRIL 2016
SCALE: 1/8" = 1'-0"
DRAWN BY: D.C.D.
CHECKED BY: B.R.B.
JOB NUMBER: 0480A0769.000

OFFICE BUILDING
DOOLEY'S PETROLEUM
WILLMAR, MINNESOTA
BUILDING ELEVATIONS



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 ENLARGED PLAN
1/4" = 1'-0"

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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Reed Becker
REED BECKER
DATE: 04/29/2016 LIC. NO. 17794

| DATE | REVISION DESCRIPTION | BY |
|--|------------------------|-----|
| APRIL 2016 <td>AS SHOWN <td>CJS </td></td> | AS SHOWN <td>CJS </td> | CJS |
| | DRAWN BY: | CJS |
| | CHECKED BY: | RB |

JOB NUMBER: 480A0765.000

DOOLEY'S PETROLEUM - SHOP
DOOLEY'S PETROLEUM
WILLMAR, MINNESOTA

SHEET NO.
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